



Living Area..... 2100 sq ft  
 Garage Area..... 450 sq ft  
 Lanai Area..... 233 sq ft  
 Entry Area..... 60 sq ft  
**Total Area..... 2843 sq ft**

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# Oakridge II Standard Features

(Trailblazer IV, Bentley, Woodfield, Oakridge II, Cambridge, Riviera I & II, Berkley, and Harbor Breeze)

## Fees & Surveys

- \* Building Permit Fee
- \* Architectural Review Fees (if applicable)
- \* Surveys required by city, county, and lending institution

## Grounds

- \* Lot preparation – up to \$3,000 allowance for clear, fill, and grade
- \* Roadside culvert (if required) and finish grade for sod preparation
- \* Sod - up to 8,000 square feet of Saint Augustine
- \* Bora Care termite treatment with one year renewable bond
- \* Landscaping - \$500 allowance
- \* Concrete driveway and 3' walkway to entry
- \* Removal of construction debris

## Outdoors & Garage

- \* Covered rear porch
- \* Raised panel steel garage doors
- \* Energy Miser 50-gallon water heater
- \* Three hose bibs

## Foundation, Walls, & Insulation

- \* Steel reinforced monolithic 3,000 psi concrete foundation
- \* Continuous concrete and steel tie beam
- \* Concrete block exterior walls
- \* Cementitious textured exterior walls with choice of colors
- \* R-30 insulation in living area ceilings
- \* R-11 insulation in exterior walls
- \* Insulated windows throughout
- \* Natural marble windowsills
- \* Insulated steel exterior doors

## Interior Walls & Ceilings

- \* Interior walls - orange peel drywall
- \* Walls - two coats of latex paint
- \* Round drywall corners in traffic areas
- \* Interior ceiling - spray finish or knockdown texture
- \* 9'4" ceilings throughout
- \* Special ceiling effects
- \* \*Trailblazer has vaulted ceilings.
- \* \*Riviera I & II have 10' ceilings.

## Bedrooms & Bathrooms

- \* Pre-wired for ceiling fans in all bedrooms
- \* Ceiling fan in Master Bedroom
- \* Water-saver showerheads
- \* Exhaust fans in toilet areas
- \* Cultured marble vanity tops in bathrooms
- \* Plate glass mirrors in bathrooms

## Electrical

- \* Light fixtures
- \* Decorator style switches
- \* Smoke detectors
- \* All Bedrooms, Great Room and/or Family Room are pre-wired for telephone outlets
- \* All Bedrooms, Great Room and/or Family Room are pre-wired for cable television outlets
- \* Ceiling fan in Great Room and/or Family Room
- \* Rear Lanai pre-wired for ceiling fan

## Appliances

- \* Deluxe smooth top Whirlpool electric range and hood
- \* Dishwasher
- \* Washing Machine hook-up
- \* Dryer hook-up vented to exterior

## Cabinetry & Countertops, Woodwork & Doors

- \* Raised panel vinyl cabinets in Kitchen and Baths
- \* Ceramic white/off-white mushroom knobs on cabinetry
- \* Mica matte finish countertops in Kitchen with beveled edge
- \* Raised six-panel or classique interior doors
- \* Kwik-set hardware in choice of finish
- \* Deadbolts on all exterior doors
- \* Colonial trim and baseboard
- \* Niches
- \* \*Woodfield has built-in entertainment center.

## Roofing

- \* Vinyl soffits and aluminum fascia
- \* Fungus resistant roof shingles
- \* Professionally engineered roof system
- \* Continuous roof ridge vent system
- \* Clips, anchors, and fasteners to meet code requirements

## Flooring

- \* Carpet installed - \$1.59 per square foot allowance
- \* European tile in Foyer and Bathrooms
- \* \*Trailblazer IV also has tile in Kitchen and Laundry Area
- \* \*Woodfield also has tile in Kitchen
- \* \*Riviera I also has tile in Kitchen, Laundry Area and Nook

## Insurance & Warranties

- \* Builders Risk and Liability Insurance
- \* Homeowner Warranty – Ten year warranty
- \* Roof Shingles – Twenty year warranty
- \* A/C Compressor Parts – Five year warranty
- \* Appliances – One year warranty

# Oakridge II Popular Upgrades

* Four-zone automatic sprinkler system.....	\$1,950.00
* Jetted well (3/4 hp iron pump).....	\$1,200.00
* Pull down attic stairs in Garage.....	\$350.00
* Garage door opener with two remote controls.....	\$400.00
* Kitchen cabinets upgraded to Bertch or equal, solid wood doors with glaze finish.....	\$8,000.00
* Roof shingles (30-year architectural grade).....	\$1,750.00
* Tile Package (Kitchen, Nook, Laundry, Living Room, Dining Room, Hallway to Bedrooms Two & Three).....	\$5,270.00